

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In re:)	
)	
EAGLE PROPERTIES AND)	Bankruptcy Case
INVESTMENTS, LLC,)	No. 23-10566-KHK
)	Chapter 7
Debtor.)	
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**ORDER APPROVING SALE OF 6958 NEW OXFORD ROAD, HARRISBURG, PA
FREE AND CLEAR OF LIENS, CLAIMS AND INTERESTS
PURSUANT TO 11 U.S.C. § 363(f)**

UPON CONSIDERATION of the motion (Docket No. 572) (“Motion”) of H. Jason Gold, chapter 7 trustee (“Trustee”), to approve the sale of the property commonly known as 6958 New Oxford Road, Harrisburg, Pennsylvania (“Property”); and it appearing that proper and adequate notice of the Motion has been given and that no further notice is necessary; and it appearing that the proposed sale is in the best interest of the estate and its creditors, and it further appearing that based upon the endorsements of counsel set forth below that Orrstown Bank and Bala Jain, LLC have consented to the sale of the Property as set forth herein, free and clear of all liens, claims and interests, accordingly:

IT IS HEREBY ORDERED THAT:

1. The Motion is GRANTED.
2. The Trustee is authorized to sell the Property¹ to Heather Abdallah (the

¹ Having the following legal description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN DAUPHIN COUNTY, COMMONWEALTH

“Purchaser”) for \$250,000.00 consistent with the sales contract attached to the Motion.

3. The Trustee is authorized to pay the secured claim of Orrstown Bank at closing as set forth in the draft ALTA attached hereto as Exhibit A (“ALTA”).

4. The sale shall be free and clear of that certain Praeceptum to Index Action as Lis Pendens filed by Bala Jain, LLC in the Land Records of Dauphin County, Pennsylvania as Instrument Number 20220035869, pursuant to 11 U.S.C. § 363(f). All claims asserted by Bala Jain related to the Lis Pendens shall attach to the net proceeds of sale other than as set forth in paragraph 5 below.

5. At closing, the Trustee shall receive, for the benefit of the estate the sum of \$7,500.00 representing his commission under Section 326 of the Bankruptcy Code plus \$12,500.00 as additional consideration for the bankruptcy estate free and clear of all liens, claims and interests. In addition, the bankruptcy estate shall be reimbursed the sum of \$2,000.00 related to the settlement payment to West Hanover Township. All remaining net proceeds of sale, if any, shall be held by the Trustee pending resolution of the claims of Bala Jain, LLC and further order of this Court.

OF PENNSYLVANIA, TO WIT:

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND SITUATE IN WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH SIDE OF NEW OXFORD ROAD AT THE DIVISION LINE BETWEEN LOTS #37 AND #38, SAID POINT BEING 588.01 FEET WEST OF THE INTERSECTION OF NEW OXFORD AND REGENT ROADS; THENCE ALONG LOT #38 S 23 DEGREES 08' E 100.0 FEET TO A POINT AT RECREATION LAND; THENCE ALONG RECREATION LAND S 57 DEGREES 46' 40" W 71.09 FEET TO A POINT AT LOT #36; THENCE ALONG LOT #36 N 30 DEGREES 14' 50" W 111.12 FEET TO A POINT ON THE SOUTH SIDE OF NEW OXFORD ROAD; THENCE ALONG THE SOUTH SIDE OF NEW OXFORD ROAD BY A CURVE TO THE RIGHT HAVING A RADIUS OF 125.0 FEET, AN ARC LENGTH OF 15.52 FEET; THENCE ALONG SAME N 66 DEGREES 52' E 68.47 FEET TO A POINT, THE PLACE OF BEGINNING. CONTAINING 8,180 SQUARE FEET. BEING LOT #37, PHASE II, WESTFORD CROSSING, RECORDED IN PLAN BOOK "W", VOLUME 3, PAGE 100. SAID PROPERTY BEING KNOWN FOR PURPOSES OF ASSESSMENT AND TAXATION PURPOSES AS PROPERTY IDENTIFICATION NO. 68-045-050-000-0000.

6. The Trustee is authorized to pay a three percent (3%) commission to his broker Century 21 New Millennium at closing for services rendered in representing the Trustee in connection with the sale.

7. The Trustee is authorized to pay a two and one half percent (2.5%) commission to Real Broker, LLC at closing for services rendered in representing the Buyer in connection with the sale.

8. The Trustee is authorized to pay all outstanding real estate taxes and other customary closing costs consistent with the ALTA.

9. The Trustee is authorized to reimburse Auction Markets, LLC at closing in an amount not to exceed \$500.00 for any utility and property preservation expenses as needed.

10. The Trustee is authorized to request and receive all information concerning the liens and debt held by any secured creditor necessary to close on the sale including but not limited to the loan payoff balance, proof of lien perfection, hazard insurance coverage, escrow account balance and other information. Secured creditors are authorized and directed to promptly provide said information to the Trustee upon request of the Trustee, subject to the right of any secured creditor to oppose the request.

11. This Order may be recorded in the land records wherein the subject Property is located.

12. This Court retains jurisdiction with respect to any disputes regarding the Property following the sale.

13. This Order shall be effective immediately and shall not be subject to the stay provided in Federal Rule of Bankruptcy Procedure 6004(h) or any other applicable stay.

Dated: Aug 28 2024

/s/ Klinette H Kindred
United States Bankruptcy Judge

Entered On Docket: Aug 29 2024

PREPARED BY:

NELSON MULLINS RILEY & SCARBOROUGH LLP
101 Constitution Avenue, NW, Suite 900
Washington, DC 20001
Tel: (202) 689-2800
Fax: (202) 689-2860
Email: dylan.trache@nelsonmullins.com

By: /s/ Dylan G. Trache
Dylan G. Trache, Va. Bar No. 45939

Counsel to the Chapter 7 Trustee

SEEN AND AGREED:

OFFIT KURMAN, P.A.
7501 Wisconsin Avenue
Suite 1000W
Bethesda, MD 20814
Tel: (240) 507-1700
Fax: (204) 507-1735
Email: snichols@offitkurman.com

By: /s/Stephen Nichols (by DGT with authority)
Stephen Nichols, Va. Bar No. 32443

Attorneys for Orrstown Bank

SEEN:

ROGAN MILLER ZIMMERMAN, PLLC
50 Catoctin Circle, NE, Suite 300
Leesburg, Virginia 20176
Phone No. (703) 777-8850
Fax No: (703) 777-8854
E-mail: crogan@RMZLawFirm.com

BY: /s/Christopher L. Rogan (by DGT with authority)
Christopher L. Rogan (Bar No. 30344)

Attorneys for Bala Jain, LLC

CERTIFICATION PURSUANT TO LOCAL RULE 9022-1(C)

I HEREBY CERTIFY that this Order has been endorsed by all necessary parties.

/s/ Dylan G. Trache
Dylan G. Trache

LIST OF PARTIES TO RECEIVE NOTICE OF ENTRY
PURSUANT TO LOCAL RULE 9022-1

Dylan G. Trache
NELSON MULLINS RILEY & SCARBOROUGH LLP
101 Constitution Avenue, NW, Suite 900
Washington, DC 20001

Michael Freeman
OFFICE OF THE UNITED STATES TRUSTEE
1725 Duke Street, Suite 650
Alexandria, Virginia 22314

Stephen Karbelk
Team Leader, RealMarkets
Century 21 New Millennium
Century 21 Commercial New Millennium
6629 Old Dominion Drive
McLean, VA 22101

Christopher Rogan
ROGAN MILLER ZIMMERMAN, PLLC
50 Catocin Circle, NE, Suite 300
Leesburg, Virginia 20176

Stephen Nichols
OFFIT KURMAN P.A.
7501 Wisconsin Avenue
Suite 1000W
Bethesda, MD 20814

Exhibit A

D. NAME AND ADDRESS OF BORROWER: Heather Abdalla	E. NAME AND ADDRESS OF SELLER: H. Jason Gold, Bankruptcy Trustee of the Bankruptcy Estate of Eagle Properties and Investments, LLC PO Box 57359 Washington, DC 20037	F. NAME AND ADDRESS OF LENDER: One Real Mortgage
G. PROPERTY LOCATION: 6958 New Oxford Road Harrisburg, PA 17112 Dauphin County, Pennsylvania	H. SETTLEMENT AGENT: 87-1865232 Integrated Land Transfer, LLC PLACE OF SETTLEMENT: 3421 Market Street Camp Hill, PA 17011	I. SETTLEMENT DATE: August 30, 2024 DISBURSEMENT DATE: August 30, 2024

J. SUMMARY OF BORROWER'S TRANSACTION				K. SUMMARY OF SELLER'S TRANSACTION			
100. GROSS AMOUNT DUE FROM BORROWER:				400. GROSS AMOUNT DUE TO SELLER:			
101.	Contract sales price		250,000.00	401.	Contract sales price		250,000.00
102.	Personal property			402.	Personal property		
103.	Settlement charges to borrower (line 1400)		5,083.75	403.			
104.				404.			
105.				405.			
<i>Adjustments for items paid by seller in advance</i>				<i>Adjustments for items paid by seller in advance</i>			
106.	City/Town taxes			406.	City/Town taxes		
107.	County/Township Taxes	08/30/24 to 12/31/24	372.46	407.	County/Township Taxes	08/30/24 to 12/31/24	372.46
108.	School Taxes	07/01/24 to 06/30/25	1,806.25	408.	School Taxes	07/01/24 to 06/30/25	1,806.25
109.	Quarterly Sewer	08/30/24-09/30/24	54.96	409.	Quarterly Sewer	08/30/24-09/30/24	54.96
110.	Yearly Stormwater	08/30/24-12/31/24	22.23	410.	Yearly Stormwater	08/30/24-12/31/24	22.23
111.				411.			
112.				412.			
120.	GROSS AMOUNT DUE FROM BORROWER		257,339.65	420.	GROSS AMOUNT DUE TO SELLER		252,255.90
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:				500. REDUCTIONS IN AMOUNT DUE TO SELLER:			
201.	Deposit or earnest money		5,000.00	501.	Excess deposit (see instructions)		
202.	Principal amount of new loan(s)			502.	Settlement charges to seller (line 1400)		51,474.22
203.	Existing loan(s) taken subject to			503.	Existing loan(s) taken subject to		
204.				504.	Payoff of first mortgage loan		200,781.68
205.				505.	Payoff of second mortgage loan		
206.				506.			
207.				507.	Dep. disbursed as proceeds		
208.				508.			
209.				509.			
<i>Adjustments for items unpaid by seller</i>				<i>Adjustments for items unpaid by seller</i>			
210.	City/Town taxes			510.	City/Town taxes		
211.	County taxes			511.	County taxes		
212.	Assessments			512.	Assessments		
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220.	TOTAL PAID BY/FOR BORROWER		5,000.00	520.	TOTAL REDUCTION AMOUNT DUE SELLER		252,255.90
300. CASH AT SETTLEMENT FROM/TO BORROWER:				600. CASH AT SETTLEMENT TO/FROM SELLER:			
301.	Gross amount due from Borrower (Line 120)		257,339.65	601.	Gross amount due to Seller (Line 420)		252,255.90
302.	Less amount paid by/for Borrower (Line 220)		(5,000.00)	602.	Less reductions due Seller (Line 520)		(252,255.90)
303.	CASH FROM BORROWER		252,339.65	603.	CASH TO/FROM SELLER		0.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower

Heather Abdalla

Seller

H. Jason Gold, Bankruptcy Trustee of the Bankruptcy Estate of
Eagle Properties and Investments, LLC

BY: _____

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

Integrated Land Transfer, LLC

BY: _____
Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

802.	Loan discount	to		
803.	Appraisal fee	to		
804.	Credit report	to		
805.	Lender's inspection fee	to		
806.	Mortgage insurance application fee	to		
807.	Assumption fee	to		
808.		to		
809.		to		
810.		to		
811.		to		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901.	Interest From 8/30/2024 to 9/1/2024 @ \$	/day (2 days %)		
902.	Mortgage insurance premium	for month to		
903.	Hazard insurance premium	for year to		
904.		for year to		
905.		to		
1000. RESERVES DEPOSITED WITH LENDER				
1001.	Hazard insurance	Months @ \$	per Month	
1002.	Mortgage insurance	Months @ \$	per Month	
1003.	City property taxes	Months @ \$	per Month	
1004.	County/Township Taxes	Months @ \$	per Month	
1005.	School Taxes	Months @ \$	per Month	
1006.		Months @ \$	per Month	
1007.		Months @ \$	per Month	
1008.		Months @ \$	per Month	
1100. TITLE CHARGES				
1101.	Settlement or closing fee	to		
1102.	Abstract or title search	to		
1103.	Title examination	to		
1104.	Title insurance binder	to		
1105.	Document preparation	to		
1106.	Notary fees	to		
1107.	Attorney's fees	to		
	(includes above item numbers:)			
1108.	Owner's policy premium	to Integrated Land Transfer, LLC	2,068.00	
	(includes above item numbers:)			
1109.	Lender's coverage			
1110.	Owner's coverage	\$ 250,000.00	2,068.00	
1111.	Wire Fee	to Integrated Land Transfer, LLC	40.00	
1112.	Abstract Search Fee	to Integrated Land Transfer, LLC	145.00	
1113.	ERecording Fee	to Integrated Land Transfer, LLC	10.00	
1114.	Deed Prep Fee	to Integrated Land Transfer, LLC	150.00	150.00
1115.	Notary Fee	to Integrated Land Transfer, LLC	20.00	
1116.	Tax Cert Fee	to Integrated Land Transfer, LLC		80.00
1117.	Wire Fee	to Integrated Land Transfer, LLC		40.00
1118.	Overnight Label	to Integrated Land Transfer, LLC		50.00
1119.	Good Standing Cert	to Integrated Land Transfer, LLC	40.00	
1120.	Storm Water Cert Fee	to Integrated Land Transfer, LLC		60.00
1121.		to		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201.	Recording fees; Deed ; Mortgage \$110.75; Releases		110.75	
1202.	City/County tax/stamps; Deed \$2,500.00; Mortgage		2,500.00	
1203.	State tax/stamps; Deed \$2,500.00; Mortgage			2,500.00
1204.		to		
1205.		to		
1300. ADDITIONAL SETTLEMENT CHARGES				
1301.	Survey	to		
1302.	Pest inspection	to		
1303.	2024 Cty/Twp Taxes	to Aaron Hoke		1,180.46
1304.	2024-2025 School Tax	to Aaron Hoke		2,205.69
1305.	326(a) Trustee Commission	to H. Jason Gold, Trustee		7,500.00
1306.	Past Due/3rd Qtr Sewer	to Lower Paxton Township Authority		1,202.22
1307.	Bankruptcy Estate Payment	to H. Jason Gold, Trustee		12,500.00
1308.	Delinquent Taxes 2023 /2024	to Dauphin County Tax Claim Bureau		7,682.20
1309.	RealMarkets Expense Reimbursement	to RealMarkets		500.00
1310.	West Hanover Settlement Reimbursement	to H. Jason Gold, Trustee		2,000.00
1311.	Annual Stormwater	to Keystone Collections Group		73.65
1312.		to		
1313.		to		
1400.	TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)		5,083.75	51,474.22

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower

Heather Abdalla

Seller

H. Jason Gold, Bankruptcy Trustee of the Bankruptcy Estate of Eagle Properties and Investments, LLC

BY:_____

Settlement Agent: Integrated Land Transfer, LLC
717-614-8710

Place of Settlement: 3421 Market Street
Camp Hill, PA 17011

Settlement Date: August 30, 2024

Disbursement Date: August 30, 2024

Property Location: 6958 New Oxford Road
Harrisburg, PA 17112
Dauphin County, Pennsylvania

Adjustments For Items Paid By Seller In Advance (Borrower Debit)

Proration

Date	Description	Amount	Proration Amount
08/30/24	Quarterly Sewer	158.00	08/30/24-09/30/24 54.96
	Buyer pays 32 Days of 92, Seller pays 60 Days of 92		
	Total Line 109/409		54.96
08/30/24	Yearly Stormwater	65.61	08/30/24-12/31/24 22.23
	Buyer pays 124 Days of 366, Seller pays 242 Days of 366		
	Total Line 110/410		22.23

Payoffs

Payee/Description	Note/Ref. No.	Borrower	Seller
Orrstown Bank			200,781.68
Payoff of first mortgage loan			
Loan Payoff		\$200,781.68	
Total Payoff		<u>\$200,781.68</u>	

Heather Abdalla

H. Jason Gold, Bankruptcy Trustee of the Bankruptcy
Estate of Eagle Properties and Investments, LLC

BY: _____